



**15 Baffin - \$245,000.00**

**3 Bedroom - Bungalow  
Burntwood Area - 9/154/849**

***Well maintained bungalow with plenty of upgrades!  
Walking distance to school and recreation!***



**Kitchen/Dining** - Recently renovated galley style kitchen with modern cabinets and laminate counter tops. PVC window over double stainless steel sinks. Built dishwasher. Freshly painted. Commercial tile flooring. Open to the dining area with PVC window.

**Living Room** - Plenty of natural light flows in through the large PVC picture window. New hardwood plank flooring, paint and trim.

**Bedroom** - 3 bedrooms on the main floor are good size with ample closet space. Primary bedroom has been freshly painted and has new flooring. 2nd bedroom provides access to the back deck through garden doors. 3rd bedroom has been freshly painted and new flooring.



**Bathrooms** - 4 piece main bathroom with access off back hallway or from side entrance. 3 piece bath down.

**Lower Level** - Recently renovated. Newer carpet tiles. 3 piece bath with stand up shower. Bonus room. Laundry/utility room.

**Yard** - Fully fenced and nicely landscaped. Raised deck in back. Patio area in front. 12' x 12' shed. Concrete driveway.

**Garage** - Single detached garage. Re-shingled 9 years ago with 30 year shingles. Electric door opener.



**Extras** - Great family location! Back flow valve installed in 2024. New paint and flooring throughout. New front door and side entrance door. Dual & triple pane PVC windows.

**Age:** 1968

**Lot Size:** 55' x 120' (6,600 sq ft)

**House Size:** 952 sq.ft.

**Heat:** EFA

**Taxes:**

**Possession:** TBA

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This information, although believed to be accurate,  
is not warranted to be so.

